

WHY REALTY IN WASHINGTON IS A PAYING INVESTMENT

SHOWS REALTY TO BE PROFITABLE, SAFE INVESTMENT

Out of Town Capitalist Convinced by Washington Friend.

Government Like Huge and Never Failing Industrial Plant.

Having a desire to invest a portion of his surplus in Washington, real estate, an out-of-town capitalist communicated with a friend, a well-known business man here, asking him if investments in Washington realty were good and profitable. After making judicious inquiries, aided by his own knowledge of the values of the last two decades, the friend replied, dividing the question into several heads, and giving reasons in each case why he believed not only that real estate investments were profitable, but why they have the added advantage of being entirely safe—a condition which in other communities dependent largely on the demand for manufactured products or the success or failure of large enterprises does not always obtain.

The replies were convincing, and since that time several important deals that have been duly chronicled are the result of the correspondence.

Capital of Nation.

Of course, the first reason advanced was the one that this is the Capital of the Nation, and the growth and prosperity of all capitals are coincident with the growth of countries. Every month there is a tremendous sum disbursed by the Government to its employees, and whether times are good or bad this goes on in a never-ceasing golden stream, which makes for the prosperity of the community. The Government was likened to a great industrial concern, having the advantage of being entirely free from strikes, business depressions, or any other of the many misfortunes which come upon less favored communities. Taking into consideration how much this affects many cities, it will be readily seen how great an advantage lies with Washington.

The constant increase in population was also given as a reason which naturally exerts a commanding influence on investments depending upon rapid increases of the city's population. It was pointed out that every ten years, according to the Government census, a new city as large as Duluth, Minn., Harrisburg, Pa., Savannah, Ga., or Portland, Me., or others that might be named, is added to the city's growth, requiring new houses, new stores, schoolhouses, churches, and all the thousands of other things required for the housing and welfare of the vast assemblage of people.

It was recalled that, although the city had been heard for the last forty years that the city was being overbuilt. It was a fact well attested by all who took the trouble to make inquiries that never before had desirable houses and apartments or store properties been in such demand and so difficult to procure.

Advance in Values.

Coming down to specific instances it was pointed out that not more than a quarter of a century ago property on F street, the financial thoroughfare of the city, could be had at \$200 per foot, while within a year, \$750 has been paid for a choice corner. On G street similar conditions exist, ground bringing from \$12 to \$35 per foot that within a decade could have been bought for less than half that sum. Probably the most striking instances are the rapid advance of the corner of Fifteenth and H streets, now being improved with the Union Trust building, the Halle of the Agents property, in New York avenue, which is doubling in value, and the valuable corner of Fourteenth and G streets, now occupied by the Commercial Bank building. The figures on these cases were quoted as evidencing the rapid advance in values that applied to business properties in the new business section.

In the residential section it was shown that as a general proposition, the same prosperity existed. Not so long ago \$2 and \$3 per foot was quoted as an extraordinary price for ground in the more fashionable section, which today commands from \$7 to \$10 per foot. In more modest localities, ground at \$2 per foot is considered reasonably cheap, while within the confines of the city it is not believed that any ground is for sale at less than \$1 per foot.

Farms Cut Up Into Lots.

Going out into the suburbs the wonderful strides in that direction, due to the extension largely of the trolley system, has made acreage property entirely too valuable to be retained in that form and now farms that a few years ago were considered extravagantly high in price are being sold in small parcels at ten times that amount.

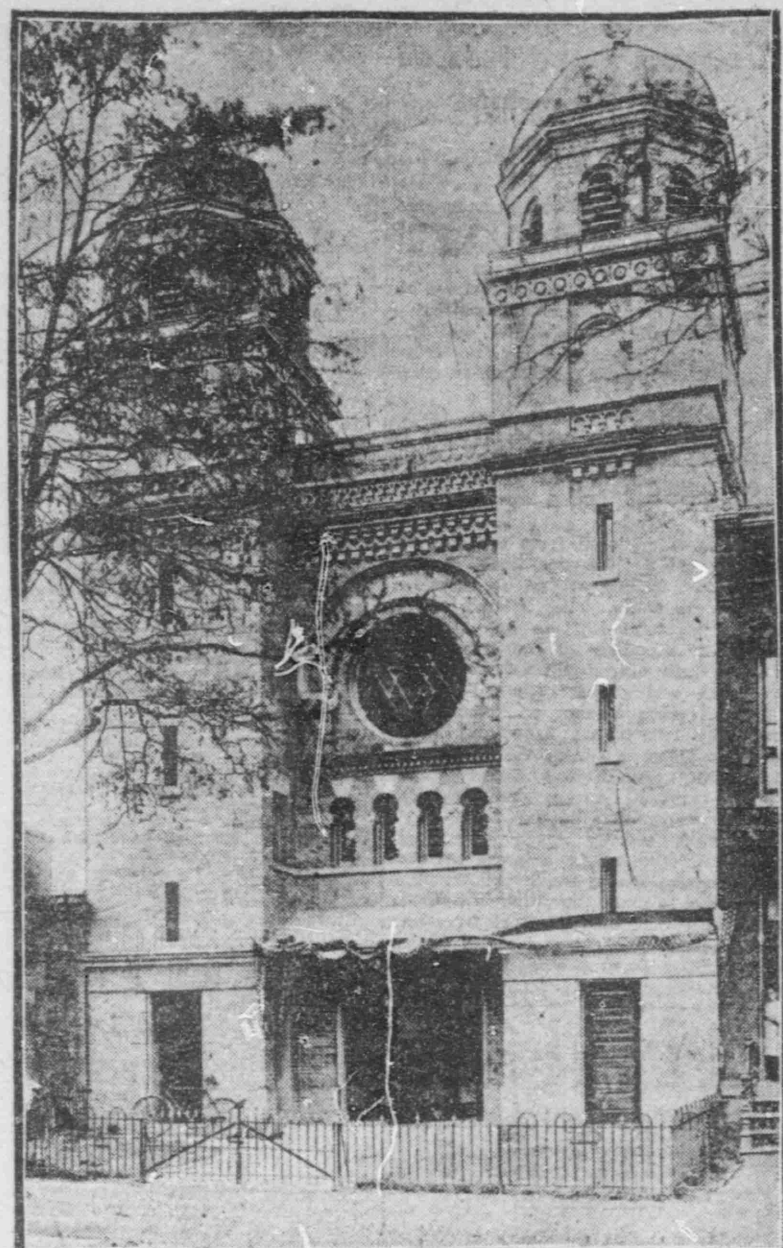
Turning to the investment side and the return made upon the money, it was shown that rents, while not exorbitant, were commensurate with values and paid a good return on the sum invested. Then, too, the certainty of wages and the better rates paid to the wage-earners of this city by comparison with many others, enabled owners to secure a good return, with the assurance always of making but small losses, by reason of delinquent tenants.

Looking at it from any angle it was argued that Washington property, as an investment was safe, profitable, and in every respect desirable, and as stated at the outset, was so convincing that the inquirer, like many other wealthy men from the different parts of the country, saw the advantages offered and invested in Washington realty.

PLANS APARTMENT HOUSE.

John L. McGraw contemplates the erection of an apartment house on the lot recently purchased by him on North Capitol street, between U and V streets, northwest. The lot has a frontage of forty-two feet, and it is probable the building will occupy the entire width, and be four stories in height.

NEW SYNAGOGUE OPEN FOR SERVICES



SYNAGOGUE TALMUD TORAH, Orthodox Hebrew House of Worship Which Has Just Been Opened.

Talmud Torah Building Now Being Used by Congregation.

The past year has been prolific in new church edifices for those of the Hebrew faith. The Congregation Adas Israel will shortly begin worship in the handsome new temple at the corner of Sixth and I streets northwest, while but one block away the congregation Ohev Shalom, which purchased and extensively remodeled the Assembly's Presbyterian Church, has been worshipping for some months.

The latest edifice to be occupied is the new Orthodox Synagogue Talmud Torah, at 467-469 E street southwest, which only recently was thrown open to those faithful ones who for many days and after many sacrifices were proud to have a temple of worship that would house their rapidly growing congregation and at the same time be a point of interest and beauty in the locality.

The building, designed by Architect William B. Webster, presents an ornamental exterior, being of pressed brick, with limestone trimmings. It follows out the usual lines of Jewish synagogues, having two towers with a large, central, round stained-glass window representing the Star of Israel over the main entrance.

The interior walls are in rough sand finish, with the ceiling in blue and gold, from which four immense brass chandeliers are suspended. At the end of the temple stands the rabbi's platform, with the ark containing the Book of Laws and the Five Books of Moses, above which is suspended the perpetual lamp or light of religion. Directly above the ark the two lions of Judah, painted white with red tongues and manes streaked with gold, surmounted by the six-pointed star, the shield of David, are prominently displayed. The lions bear crowns, as does also the eagle which is placed above the lions. On the breast of the eagle, which is painted white, is the American shield, on which is an inscription in Hebrew.

The building was erected by Martin Wiegand and cost about \$14,000, of which it is stated, more than \$3,000 has been paid.

The congregation was organized in 1907. The present officers are Max Needle, president; Jacob Levy, vice president; Max Simon, treasurer; H. Morris, trustee.

Rabbi Silverstone is in charge of the congregation, which has rapidly grown under his administration.

OLD GALT HOUSE BEING REMODELED

Richardson & Burgess, builders, have begun work on the old Galt mansion at 1413 H street northwest. The old house, which once was considered one of the fine residences of the city and in late years was the home of the Columbia Athletic Club after it had abandoned the site on G street, now occupied by the Y. M. C. A., has succumbed to the progress of business and is to be converted into an office building. Plans were prepared by Marsh & Peter, architects, and the outlay for the improvements will approximate \$12,000. This square is changing character rapidly as it is now in the immediate track of the business advance toward the northwest.

STORES GOING UP ON NINTH STREET

Old Dwellings Between New York Avenue and I Street Being Replaced.

Slowly but surely dwellings on Ninth street northwest are giving way to business houses. Premises 910-912, between I street and New York avenue, until recently have been occupied by a three-story brick store and dwelling that was torn down for the purpose of making room for a new building. The property belongs to Herman Gasch and the contract for the improvements has been given to Builder William B. Holtzclaw after plans prepared by Architects Marsh & Peter.

Immediately opposite George J. Goodacre has just had completed a handsome three-story brick store and dwelling that has taken the place of one of the old-fashioned peaked roof houses now so rapidly disappearing. The cost of the new building will reach well up into the thousands and makes an attractive addition to the new business section, extending along Ninth street from F street to New York avenue. William C. Blundon, builder, did the work.

BUILDS A "HORROR" WITHOUT ARCHITECT

On one of the hills of Westchester, N. Y., there is slowly rising a structure of mysterious and unusual ugliness. It is four stories high, and is surmounted on one end by a square superstructure, which looks like an enormous red brick packing box. Viewed from the front this building has all the graceful lines and picturesque beauty of a canal boat. Its lateral view looks like a section of a cigar factory. Its purpose is not in the least suggested by its appearance. It is a summer residence.

The owner of this house designed it himself. There could be no doubt of that after one view. A child might have designed it on a slate at school, since its proportions are exactly of the kind that youthful scholars draw with a slat pencil and write under it "A House." It would clear up matters if the owner should paint, on one of its red brick walls, "A House."

"I've got an architect," he said, the other day. "Of course, I have. He has an office somewhere. I can't recall the number now, for I never go near him."

"And let me tell you, young man," he added, emphatically, "that is the only way to have an architect. Forget his number, and don't go near him at any rate until your house is built."

Such is the advice of the man who is prejudiced against the profession, and has put up the lofty building on the hill-top as his everlasting protest against the architect.

SMALL WAGES.

Letter carriers in Berlin, states Consul General A. M. Thacker, begin on a salary of \$900 marks, begin on \$23 cents, with an allowance in addition of \$20 marks a year for rent, and receive but 1,500 marks after years of service. They work twelve hours a day and the average weight of mail delivered daily is 150 pounds, except when the American mails arrive, which increase it to 300 pounds. Appointments are made by examination and preference is given to those who have served in the German army.—Exchange.

TALL BUILDINGS SAFE FROM FIRE, ARCHITECTS SAY

Blaze Would Be Confined to Floor at Most, One Thinks.

Builder Shows Skyscrapers' Frames That Withstood Baltimore Fire.

NEW YORK, Sept. 21.—George W. Babb, president of the New York board of fire underwriters, has caused a sensation by prophesying that the financial district of New York city would some day be wiped out by fire. Skyscrapers, said Mr. Babb, are getting too high, and their height is a source of danger. Builders and architects do not agree with his belief that lofty buildings, in themselves fireproof, can help on a conflagration. They say, on the other hand, that the more fireproof buildings there are—and every skyscraper put up these days is fireproof—the less liable is the congested downtown section to be devastated. In effect, they say, every fully protected structure is a barrier to the spread of heat and flames.

Two Billions in Property. Some estimates put the value of the buildings and their contents on the lower end of Manhattan Island at two billion dollars. It is of greatest importance that this vast aggregation of property shall be safe, and the men who own it have not been asleep. The owners and the builders know that the first requisite is not size or height or beauty, but that it is absolute safety. Everything else is sacrificed to that.

Nicholas Le Brun is architect of the building that is to be the highest in the world, even higher than the Singer building. This record-breaker-to-be is the tower of the Metropolitan Life Insurance building, at Madison avenue and Twenty-fourth street. It will have forty-eight stories above ground and two below ground, fifty in all. Mr. Le Brun in regard to Mr. Babb's remarks said:

High Buildings Safe.

"In my opinion, Mr. Babb's idea is a mistaken one. He is undoubtedly sincere, but thorough study of the structural qualities of the modern high building should convince any man that the skyscraper is a hindrance to fire. The science of fireproofing has reached such perfection in New York that there is almost no chance of a disaster in the downtown district—that is, as far as the high buildings themselves are concerned. More and more the trimmings, and even the contents of buildings, are being made fireproof. That window sill (Mr. Brun pointed toward the window near his desk), is metal and cannot burn. Look at that cabinet of drawers; that is made of metal, too. Walls and floors are made of material that is unburnable."

"In a thoroughly fireproofed building, if a fire started, it would be confined to one room, or to one floor at most." Paul Staretz, of the Fuller Construction Company, perhaps the largest building concern in the metropolis, said: "I am surprised that Mr. Babb, familiar as he should be with the records of great fires, could have made the assertion that the modern high building is dangerous as a fire risk. All experience has proven the opposite; it has been the skyscrapers that have stopped the spread of fire—that have stayed where every other building passed away."

Withstood Baltimore Fire.

The builder here directed attention to a huge photograph on the wall, which showed the district burned over in the Baltimore fire, with skyscrapers still standing. These lofty structures alone withstood the heat of the conflagration, their frames being totally undamaged. The highest building now standing in the Singer. Not yet finished, it already overtops the hitherto record-breaker, the Park Row building. The architect is Ernest Flagg. Some years ago Mr. Flagg opposed the erection of skyscrapers, but now appears as the designer of one forty-seven stories high. He could not stop the skyward tendency, and so he fell in with his brethren. Asked to explain what he thought of Mr. Babb's statement, he said: "I think that Mr. Babb, in some respects, is right. There are high buildings which are not fireproof. These are those which have entirely too much wood in them. And that kind is dangerous. But if a skyscraper has nothing about it that can burn, why, naturally, it can't burn."

A REAL PIONEER.

C. D. Hatch, one of the earliest pioneers of this country, was buried at Hanley, having died at Tappan, N. D., while on a visit to his son. Mr. Hatch settled in this country immediately after the close of the civil war, and had resided here ever since. Mr. Hatch was one of the survivors of the Lake Shetek massacre of the Sioux uprising in 1862. Although his name is included among those killed, he recovered from the terrible injuries he received, and, making his way across the country to Mankato, warned the settlers of the impending danger, thus saving many lives. When the Indians attempted to kill him, he, with many others, took refuge in a swamp, where the grass was very tall. They were discovered, and most of them massacred. Mr. Hatch was shot three times, and left for dead by the savages. Later he enlisted and served till the close of the war in the South. He leaves a wife and eight children.—Exchange.

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Cathedral Foundation To Be Laid Next Week

Stone Brought From Judea, Near Bethlehem. Bishop of London Will Speak at Afternoon Services of Brotherhood of St. Andrew.

The laying of the foundation stone next Sunday will mark the first step toward the erection of the Episcopal Cathedral of St. Peter and Paul, at Mt. St. Alban. There will be two open-air services on the site of the new cathedral. The services in connection with the laying of the stone will be held at noon, and at 2 o'clock the international convention of the Brotherhood of St. Andrew will close its session with a special service.

The bishop of London will be the preacher at the afternoon services, and there will be an address by Justice Brewer, of the United States Supreme Court. The arrangements for these services are in the hands of the cathedral council, of which Bishop Satterlee is the head.

Sylvester to Be Grand Marshal. Maj. Richard Sylvester will be grand marshal for the day, and all arrangements are in his hands. The Rev. Mr. Alfred Harding is master of ceremonies, and under his management the procession of chorists, clergy, and others will march to the platforms where the services will be held. The services at noon will be held on the site of the cathedral, between the Cathedral School for Girls and St. Al-

ban's Church. The stone, which was taken up from the fields near Bethlehem, the birthplace of the Saviour, will be the first foundation stone of the crypt, chapel of the Nativity, and will be laid directly beneath the place of the Jerusalem altar in the future cathedral. The service itself will last one hour.

Luncheon for Congregation.

For those who desire to remain on the grounds between the services arrangements have been made which will insure their comfort, even to the extent of providing luncheon. The bishop will be entertained in the girls' school, the other clergy and the chorists who will participate in the morning service in the boys' school, while for those in the audience caterers will serve coffee and sandwiches. At 3 in the afternoon the service will be held in the great open air natural amphitheater beyond the Peace Cross. All the male vested choirs of the city will participate, to the number of 600. The Marine Band will accompany the voices. It is estimated that 10,000 people can be seated or have standing room within the sound of the speaker's voice. The Brotherhood of St. Andrew and the Churchmen's League of the District will furnish ushers for these services.

Music Hall in Paris Has Reversible Floor

Is Converted Into a Ballroom Every Night in Seven Minutes After the Performance and Audience Enjoys Dancing.

The movable stage which Steele Mackaye attempted to make a feature of theatrical construction many years ago is outdone by the reversible auditorium floor introduced in a new Apollo music hall on the Rue de Cligny, Paris. This device makes it possible to change the parquet into a dancing floor in seven minutes.

The floor is reversible. On one side it is fitted with 500 chairs of the usual folding variety. On the other side it is planked with hard wood, waxed and polished. During the performance each night it is pitched at an angle of about 15 degrees, like the floor of any other theater. When the show is over and the dancing begins it is absolutely level. All who patronize the house will see the transformation every night. When the curtain falls the seat holders will be hustled back into the orchestra circle and the foyer. Then the mechanism will work.

The floor, or rather the two floors, are built on each side of a framework of steel girders. This is hung on pivots, and when the machinery is set in motion it simply turns the other side up. The huge saws—its measure about forty-five by fifty feet—stop at the appropriate angle when it is to be an auditorium and is secured there by strong bolts. It is possible to change the floor into a dancing floor in seven minutes.

When it reaches the level position to serve as a ballroom equally strong supports hold it there and provide for the safety of the dancers. When it stops in either position it is in immediate communication with the other parts of the house, as all the necessary steps are attached to it either to raise it or to lower it when it is level or at an angle. Stage and floor are continuous when used for dancing, the electric footlights being attached to a disappearing framework, while a section of solid flooring takes their place.

The entire contrivance cost \$5,000, francs, or \$14,000, of which \$3,000 was spent on the floor and its mechanism and the rest on the twenty-seven-foot deep, brick-lined well through which the floor revolves.

DEMAND IS UNUSUAL FOR SMALL HOUSES

The active demand for small houses ranging from \$350 to \$500 is stated by real estate brokers to far exceed that of any other year at this season. Stone & Fairfax have just completed the sale of the entire block of fifteen houses in the corner of the Fourteenth street extended and Quincy street northwest. These houses have just been finished. They were sold at \$450 apiece.

David Moore's office reports sales all within the last three days, of 1500 First street northwest to Charles Xander at \$3,500. 1504 First street northwest to Julian Tabb at \$3,500. 1506 First street northwest to Mrs. S. A. Jones for \$3,500. These houses are part of a row built by Charles J. Walker, all of the others having found equally ready purchasers.

APARTMENT HOUSE CONTRACT AWARDED

James L. Parsons has been given a contract to build a three-story brick and stone apartment house at 675 Fourth street northeast, at an estimated cost of \$30,000, for Thomas W. Smith. The design of the building is of the colonial style. The exterior will be of stucco finish, while all the interior will be done in the most modern manner. There will be twelve apartments, and several novel features have been introduced in the arrangement of them, which will at once appeal to the careful housekeeper.

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MARINE BARRACKS TO MAKE WAY FOR MODERN BUILDINGS

Dramatic Tales Cluster Around Century Old Houses.

Workmen have begun the demolition of the last of the old buildings at the Washington Barracks located between Eighth and Ninth streets and G and I streets southeast, that have been familiar landmarks since the oldest inhabitant first remembers their odd and forbidding appearance.

Maj. Richard S. Collum's interesting history of the United States Marine Corps in the account of the operations of the British against the Capital in the year 1814 says:

"On the 22 (August) Captain Barney joined an assemblage of armed citizens, that was called an army, at the wood-yard. The next day he marched into Washington and took up his quarters at the Marine Barracks."

After the defeat of the Americans and the occupation of the Capital by the British soldiers it is said that these buildings were occupied by the English, and a portion of them used for the stabling of their horses.

Built Over Century Ago. In the records of the Navy Department it appears that Congress made appropriations early in the history of Washington for quarters for the marines, and while the exact date of the erection of these buildings is not known, the fact is pretty well authenticated that they were built more than a century ago and are among the few remaining buildings of that early period.

The structure which antedates anything else on the grounds are on the Eighth street side of the square and together with what is known as the "Center house" which was at one time used for officers' quarters, are the only remaining ones left, as the other three sides of the quadrangle have been rebuilt with handsome buildings during the past few years.

The houses are one-story in height with sloping roofs, and on the inner side have an arcade or corridor extending along the entire front, somewhat after the style of the Alhambra, which gives the architecture a decidedly Moorish character. They are built of brick, said to have been brought from England, and the outside facing Eighth street is splashed with gravel and cement, which in earlier days was designated as "rough cast," but now has the title of "pebble dash." The modern style of house, particularly in those in the suburbs.

Adhere to Old Style. In the new buildings which have been erected on the grounds, the same general ideal in a modified form has been adopted, as Col. F. L. Denny, the quartermaster commanding, seems of the opinion that the old style, with the long, roomy, and sun-protected corridors could not be improved upon. The Center house, which is not as old as the wings now being torn down, will probably follow in a short time, and the entire three sides will then have been rebuilt.

In pursuing his investigations the Times representative unearthed many interesting stories connected with these old buildings, not all of which could be verified. Among other things it was stated that Aaron Burr, after his duel with Alexander Hamilton, had been incarcerated there and numbers of other prominent men had also been held as prisoners within their walls. The usual quota of hair-raising stories of dark and bloody deeds, of hasty words, and of subsequent spilling of blood by men in moment of anger naturally centered around these old houses that in a few more days will have passed away, to be superseded by more modern and comfortable homes for Uncle Sam's gallant "water soldiers," whose history is replete with bright names and gallant deeds.

Five Houses for Officers. Builder Arthur Cowell has secured the contract for the erection of five new buildings on the grounds after the plans prepared by Architects Hornblower & Marshall.

The design of the new houses follows along the colonial idea and is neat and attractive in every way. The buildings will be two stories and attic with sloping roofs and, unlike the buildings they replace, will have every modern convenience.

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